107.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,372,700 / 1,372,700
					USE VALUE:	1,372,700 / 1,372,700
					ASSESSED:	1,372,700 / 1,372,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEREZ-MERCADOR JUAN
Owner 2:	
Owner 3:	
Street 1:	27 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	75 BARTLETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4304 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9060.000	888,400		484,300	1,372,700
Total Card	0.208	888,400		484,300	1,372,700
Total Parcel	0.208	888,400		484,300	1,372,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.97 | /Parcel: 318.97

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 68170

GIS Ref

GIS Ref

Insp Date 06/11/15

!8396!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	888,400	0	9,060.	484,300	1,372,700		Year end	12/23/2021
2021	101	FV	862,300	0	9,060.	484,300	1,346,600		Year End Roll	12/10/2020
2020	101	FV	862,300	0	9,060.	484,300	1,346,600	1,346,600	Year End Roll	12/18/2019
2019	101	FV	655,900	0	9,060.	484,300	1,140,200	1,140,200	Year End Roll	1/3/2019
2018	101	FV	655,900	0	9,060.	415,100	1,071,000	1,071,000	Year End Roll	12/20/2017
2017	101	FV	596,800	0	9,060.	387,400	984,200	984,200	Year End Roll	1/3/2017
2016	101	FV	358,100	0	18,666.	470,400	828,500	828,500	Year End	1/4/2016
2015	101	FV	288,800	7200	18,666.	421,400	717,400	717,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:15:39

LAST REV

Date	Time
09/18/17	15:21:28
apro	

PAT ACCT. 8396

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	1480-52		10/9/2015		1,300,000	No	No		
MARTIN JAMES H/	1463-132		11/26/2014		875,000	No	No		
RUSSELL CATHERI	1284-96		5/17/2004	Family	500,000	No	No		
RUSSELL CATHERI	1283-170		5/3/2004	Family	1	No	No		
RUSSELL CATHERI	1178-79		10/3/1997	Family	100	No	No		F

USER DEFINED

Prior Id # 1:	68170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2015	348	Heat App	19,000	C				
3/5/2015	211	New Buil	338,300	C				
1/22/2015	95	Foundati	14,000	C				Construct single f
1/12/2015	22	Demoliti	20,000	C				Demolish existing
10/30/2003	930	Renovate	15,000			G6	GR FY06	kitchen/bath remod

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2015	Meas/Inspect	PC	PHIL C
5/19/2015	Permit Insp	PC	PHIL C
6/10/2009	Measured	189	PATRIOT
7/27/2005	Inspected	BR	B Rossignol
10/27/1999	Meas/Inspect	243	PATRIOT
8/5/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9060		Sq. Ft.	Site		0	70.	0.76	4									484,262						484,300	

Total AC/HA:	0.20799	Total SF/SM:	9060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,262	Spl Credit		Total:	484,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	26 - Wood	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.91332287
Const Adj.:	0.99989998
Adj $ / SQ:	118.720
Other Features:	139508
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	891953
Depreciation:	3568
Depreciated Total:	888385

COMMENTS

Sub-division, added 25 Country Club Dr See Plan No. 16414-19.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	3	HB	1				

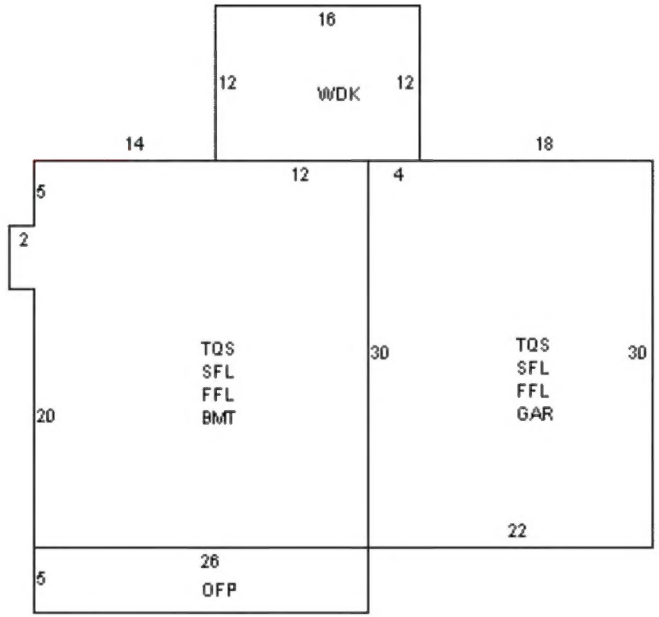
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.90
Special Features:	0	Val/Su Net:	154.24
Final Total:	888400	Val/Su SzAd	222.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,450	118.720	172,144
SFL	Second Floor	1,450	118.720	172,144
TQS	3/4 Story	1,088	118.720	129,108
BMT	Basement	790	49.860	39,391
GAR	Garage	660	18.790	12,399
WDK	Deck	192	11.210	2,152
OFP	Open Porch	130	29.190	3,795
	Net Sketched Area:	5,760	Total:	531,133
Size Ad	3987.5	Gross Area	6122	FinArea 4304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	H	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: